

Braddock Metro Plan Implementation



IMPLEMENTATION ADVISORY GROUP MEETING

Wednesday, March 16, 2011

7:00PM

Charles Houston Recreation Center

Meeting Agenda

- **Introductions**
- **Braddock IAG Role**
- Braddock Metro Neighborhood Plan & Braddock East Plan
- Development Projects
- Developer Contributions
- Braddock Open Space
- Next Steps

Braddock IAG Role

- Prioritize list of BMNP Recommendations
- Advise on spending priorities and public improvement project phasing
- Make certain design-related recommendations
- Provide input on types and locations of retail businesses to be recruited
- Work with staff to monitor development
- Contribute to and review parking management plans and transportation management plan
- Contribute to an annual report to City Council

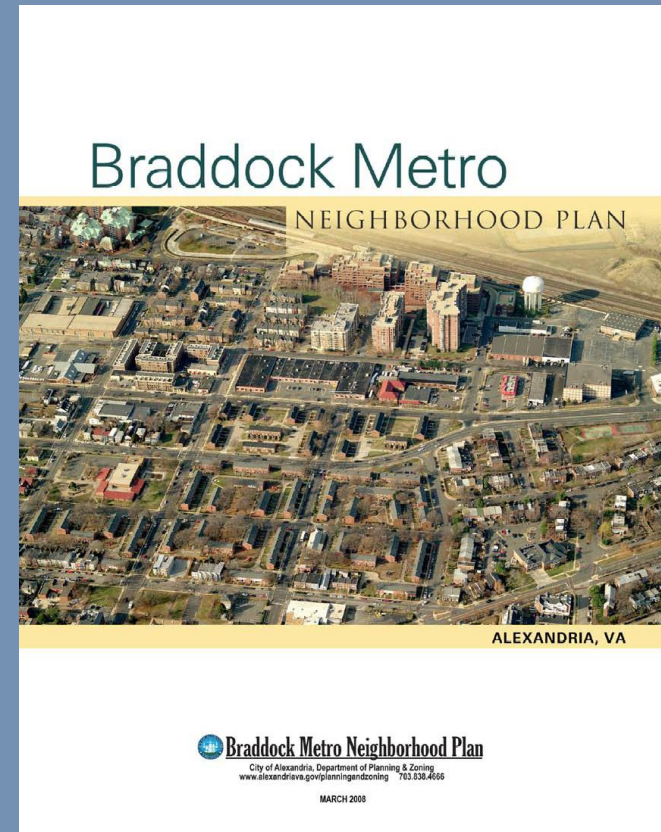
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Braddock Metro Neighborhood Plan (2008)

Guiding Principles

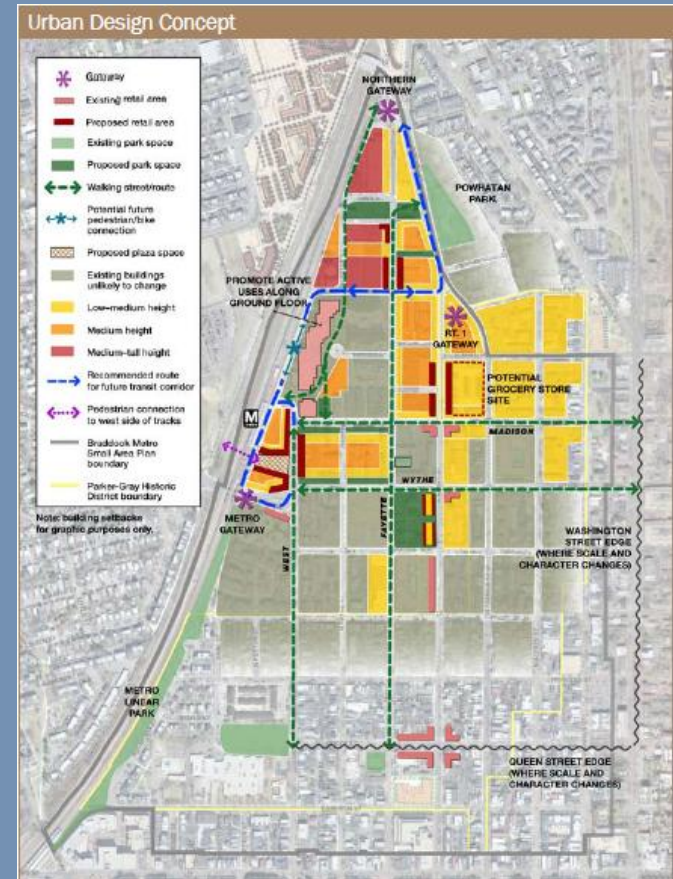
- Create a sense of place/neighborhood identity, vitality and diversity.
- Provide walkable neighborhoods that are secure and feel safe.
- Establish a variety of community serving, usable open spaces.
- Encourage community-serving retail and services.
- Promote mixed-income housing and follow an open, fair and inclusive process to deconcentrate public housing.
- Manage multi-modal transportation, parking and road infrastructure.
- Achieve varying and transitional heights and scales.



Braddock Metro Neighborhood Plan (2008)

Recommended Public Amenities

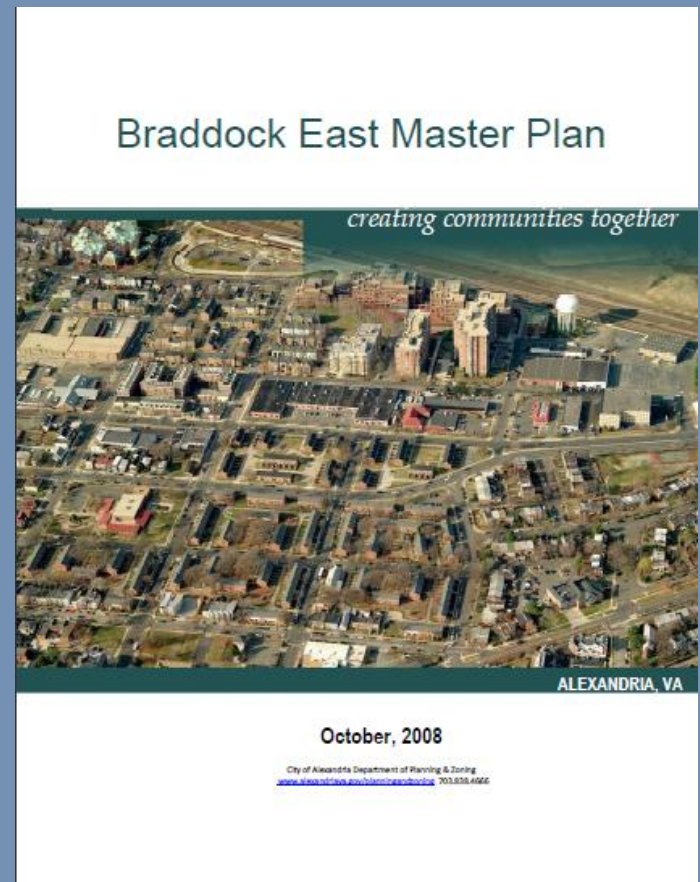
- Streetscape
- Transit Corridor
- Pedestrian/Bike Connections
- Public Art
- Open Space
- Neighborhood Retail
- Gateways



Braddock East Plan (2008)

Discussion

- Goals and guidelines for mixed-income communities
- Economic viability of mixed-income housing
- Development framework
- Implications of redevelopment



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Development Projects

- James Bland (October 2008/March 2011)
- Payne Street (September 2008)
- The Madison (January 2008/February 2011)
- Jaguar/Braddock Gateway (March 2008)

Development Projects: James Bland



Under Construction

Land Use	2008 Approval
Residential	379 units



Development Projects: Payne Street



Demolition Complete

Land Use	2008 Approval
Residential	206 units
Retail	4,325 sf



Development Projects: The Madison



Land Use	2008 Approval	2011 Approval
Residential	344 units	360 units
Retail	23,620 sf	9, 672 sf



Development Projects: Jaguar/ Braddock Gateway



Land Use	2008 Approval
Residential	616 units
Retail up to	15,000 sf
Hotel up to	100,000 sf
Office up to	200,000 sf



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Developer Contributions: BMNP Public Amenities

Cost estimates & funding sources for all public amenities recommended in the Braddock Neighborhood Plan

Public Amenity	Projected Cost (2009)	Funding Source
Walking Streets	\$2,700,000	CAF and DSUP/DSP
Neighborhood Retail	\$500,000	CAF
Community Park	\$9,600,000	OSF
Traffic Calming	\$570,000	CIP and DSUP/DSP
Bikeways	\$700,000	CIP and DSUP/DSP
Pocket Parks	\$3,000,000 – 5,000,000	DSUP/DSP

Developer Contributions: CAF & OSF

Public amenities to be funded with the
Community Amenities Fund (CAF) & Open Space Fund (OSF)

Public Amenity	Projected Cost (2009)	Projected Cost (2011)	Funding Source
Walking Streets	\$1,800,000	\$1,864,810	CAF
Neighborhood Retail	\$500,000	\$506,507	CAF
Community Park	\$9,600,000	\$9,945,655	OSF

The CAF & OSF will be funded equally by the City and private development in the Braddock neighborhood.

The City's matching contributions will be subject to the annual CIP process as well as annual considerations of appropriation by City Council.

Developer Contributions: Contribution Rates

Developer Contribution Rates (2011) to the
Community Amenities Fund (CAF) & Open Space Fund (OSF)

Fund Account	Catalyst Projects (Blocks 1, 3, and 10)	Non-Catalyst Projects	Non-Catalyst Projects Plus Density Bonus
Community Amenities	\$0.41	\$0.58	\$0.73
Open Space	\$0.95	\$3.80	\$5.97
TOTAL RATES	\$1.36	\$4.38	\$6.70

Starting January 2010, the contribution rates will be adjusted annually on January 1 based on the Consumer Price Index for all Urban Consumers (CPI-U) for Washington-Baltimore area

Developer Contributions: Anticipated Amounts and Receipt Dates

Development Project	Total Development	CAF	OSF	Total	Receipt Date
Madison	361,216 sf	\$148,098	\$343,155	\$491,253	FY13
Payne Street	227,614 sf	\$93,321	\$216,233	\$309,555	FY13
Jaguar/Braddock Gateway	885,500*sf	\$363,055	\$841,225**	\$1,204,280**	Unknown
TOTAL FUNDS		\$604,474	\$1,400,613	\$2,005,088	

*Amount is the current proposed sf, however, the final gross sf will be used to calculate the amount of contribution

**Final amount will be less as project is required to provide open space on-site and a credit to the OSF will be awarded.

The figures are 2011 approximate estimates based on approved plans.

Developer Contributions: City Match

	Pre FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	TOTAL
OSF & CAF											
City	\$2,650,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$3,055,000
Open Space Fund	\$2,650,000										
CIP*	\$100,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	
Developer**		\$800,808									\$800,808

* \$100,000 CIP funds available from prior fiscal years designated for park design and a complete plan for the Braddock neighborhood streetscape.

The annual CIP Contribution of **\$45,000** is requested in the FY12 proposed budget.

** Developer Contributions for the Jaguar/Braddock Gateway Project have not been included as timeline for delivery is currently unknown.

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Braddock Community Park

- 600 N. Henry Street acquired in 2010
- Maintaining existing and new tenants generates income
- \$2.65 million in funds to-date
- Leased through February 2012; then month to month.



Braddock Community Park

Next Steps

- Additional Developer Contributions
- Acquire additional ½ acre (at a minimum)
- Park Planning & Public outreach
- Construction Estimates
- Construction



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